City of Moorpark, Community Development Department
323 Science Drive, Moorpark, CA 93021, 805-517-6200
LAND USE AND DEVELOPMENT PROJECTS
QUARTERLY STATUS REPORT FOR JULY 2026
This Report is Available on the City's Webpage - www.moorparkca.gov

APPLICANT / DEVELOPER	*COMMON PROJECT NAME*	*CASE PLANNER*	*SUBMITTAL DATE*	*APPLICATION STATUS*	*SITE ADDRESS OR LOCATION*	*PERMIT(S)*	*CEQA ENVIRONMENTAL REVIEW STATUS*	*PROJECT DESCRIPTION*	*ACRES (APPX.)*	*RESIDENTIAL AFFORDABILITY*
RESIDENTIAL PROJECTS – IN REVIEW										
SHEA HOMES LP EMILIE SIMARD 15261 LAGUNA CANYON ROAD SUITE 100 IRVINE, CA 92618 949-244-7172 Emilie.simard@sheahomes.com	LA PERCH	PHILIP NEUMANN pneumann@moorparkca.gov (805) 517-6230	08/08/2025	IN REVIEW – DEEMED COMPLETE 05/29/26	7200 WALNUT CANYON ROAD	CD-RPD-2025-0014 CD-DA-2025-0003 CD-TTRM-2025-0008 CD-DEN-2026-0001 CD-ZCA-2026-0008	TBD	52 SINGLE-FAMILY HOMES, 60 DUPLEXES, 3 POCKET PARKS, TRACT MAP, DEVELOPMENT AGREEMENT	24.1	17 Affordable Units - 6 Low - 11 Moderate Development Agreement
WARMINGTON GROUP BRET ILICH 3090 PULLMAN STREET, COSTA MESA, CA 92626 (714)557-5511 BRET@WARMINGTONGROUP.COM	BELLGROVE	ARELI PEREZ aperez@moorpakca.gov (805) 517-6210	06/03/26	IN REVIEW	475 LOS ANGELES AVENUE	CD-MPD-2026-0001 CD-VTTM-2026-0003	TBD	180 ATTACHED SINGLE-FAMILY HOMES, AMENITIES, AND OPEN SPACE, INCLUDING A VESTING TENTATIVE TRACT MAP	12.08	TBD
RESIDENTIAL PROJECTS – APPROVED, NOT YET UNDER CONSTRUCTION										
WEST POINTE HOMES MOORPARK 67, LLC JAMES RASMUSSEN 26500 WEST AGOURA ROAD #652 CALABASAS, CA 91302 805-370-0165 james@rasmussendevelopment.com	NORTH RANCH	DOUG SPONDELLO dspondello@moorparkca.gov (805) 517-6251	10/31/2016	APPROVED 1/04/2023	5979 GABBERT ROAD	RPD 2016-02 GPA 2016-02 ZC 2016-02 TTM 5847 DA 2016-02	MITIGATED NEGATIVE DECLARATION	134 SINGLE-FAMILY HOMES AND 5 ESTATE LOTS	68.26	For Sale 20 Units: -2 Very Low -18 Moderate Development Agreement
			06/03/2025	APPROVED 11/14/2025		CD-PA-2025-0017		PERMIT ADJUSTMENT TO CHANGE LOCATIONS OF COMMUNITY AND DOG PARK		
			02/12/2026	IN REVIEW		CDD-DA-2026-0006		REQUEST TO MODIFY THE DA TO CHANGE AFFORDABLE HOUSING OBLIGATIONS, INCLUDING THE PAYMENT OF A NEGOTIATED IN-LIEU FEE		
LENNAR BEN O'NEAL SENIOR PROJECT MANAGER (949) 430-9579 Ben.Oneal@lennar.com 25152 SPRINGFIELD COURS, ST 270 VALENCIA, CA 91355	HITCH RANCH SPECIFIC PLAN	DOUG SPONDELLO dspondello@moorparkca.gov (805) 517-6251	01/17/2019	APPROVED 06/15/2022	NORTH OF UNION PACIFIC RAILROAD TRACKS AND WEST OF TERMINUS OF CASEY ROAD	SP No. 1 / 2019-01 TTM 2019-01 RPD 2019-01 ZC 2019-01 GPA 2020-01 DA 2019-01	ENVIRONMENTAL IMPACT REPORT	SPECIFIC PLAN INCLUDING 755 SINGLE- AND MULTI-FAMILY RESIDENCES, OPEN SPACE, MANUFACTURED SLOPES, DETENTION BASINS, PRIVATE RECREATION, PUBLIC PARK	277	15% (113 units) affordable plus City Donation Parcel (Lot 378) – for future affordable housing Development Agreement
	PLANNING AREA 1	ARELI PEREZ aperez@moorparkca.gov (805) 517-6210	06/29/2024	IN REVIEW – DEEMED COMPLETE 11/14/2024		CD-RPD-2024-0010		DEVELOPMENT PERMIT FOR PLANNING AREA 1 WITHIN THE HITCH RANCH SPECIFIC PLAN, INCLUDING 90 SINGLE-FAMILY RESIDENCES		
	PLANNING AREA 3	ARELI PEREZ aperez@moorparkca.gov (805) 517-6210	06/29/2024	IN REVIEW – DEEMED COMPLETE 12/17/2024		CD-RPD-2024-0011		DEVELOPMENT PERMIT FOR PLANNING AREA 3 WITHIN THE HITCH RANCH SPECIFIC PLAN, INCLUDING 153 SINGLE-FAMILY RESIDENCES AND 86 DUPLEXES		
	PLANNING AREA 4	ARELI PEREZ aperez@moorparkca.gov (805) 517-6210	04/08/2025	IN REVIEW		CD-RPD-2025-0013		DEVELOPMENT PERMIT FOR PLANNING AREA 4 WITHIN THE HITCH RANCH SPECIFIC PLAN, INCLUDING 107 MULTI-FAMILY DWELLING UNITS WITHIN TWO BUILDINGS AND 86 DUPLEXES.		
	HITCH RANCH SPECIFIC PLAN	DOUG SPONDELLO dspondello@moorparkca.gov (805) 517-6251	04/21/2026	IN REVIEW		CD-DAA-2026-0008		REQUEST TO AMEND PROVISIONS OF THE DEVELOPMENT AGREEMENT		

City of Moorpark, Community Development Department
323 Science Drive, Moorpark, CA 93021, 805-517-6200
LAND USE AND DEVELOPMENT PROJECTS
QUARTERLY STATUS REPORT FOR JULY 2026
This Report is Available on the City's Webpage - www.moorparkca.gov

APPLICANT / DEVELOPER	*COMMON PROJECT NAME*	*CASE PLANNER*	*SUBMITTAL DATE*	*APPLICATION STATUS*	*SITE ADDRESS OR LOCATION*	*PERMIT(S)*	*CEQA ENVIRONMENTAL REVIEW STATUS*	*PROJECT DESCRIPTION*	*ACRES (APPX.)*	*RESIDENTIAL AFFORDABILITY*
JOHN C. CHIU, FLP-N C/O JOHN NEWTON 159 MOONSONG COURT MOORPARK, CA 93021 805-529-3494 newtoncnslt@msn.com	EVERETT STREET TERRACES	DOUG SPONDELLO dspondello@moorparkca.gov (805) 517-6251	12/05/2005	APPROVED 09/21/22	NORTHEAST CORNER OF EVERETT STREET AND WALNUT CANYON ROAD	RPD 2005-02 GPA 2005-02 ZC 2005-02 TTM 5739 DA 2005-04	MITIGATED NEGATIVE DECLARATION	60 CONDOMINIUM RESIDENCES	2.43	For Sale 9 Units: - 6 Low - 3 Very Low Development Agreement
RON DRORI DORCHESTER CAPITAL GROUP 2112 CENTUY PARK, SUITE 212 LOS ANAGELES, CA 90067	CASEY ROAD SENIOR COMMUNITY	DOUG SPONDELLO dspondello@moorparkca.gov (805) 517-6251	09/03/2013	APPROVED 03/6/2019	NORTH OF CASEY ROAD AND WEST OF WALNUT CANYON ROAD	RPD 2013-01 GPA 2013-02 ZC 2013-02 DA 2013-01	MITIGATED NEGATIVE DECLARATION	390-UNIT SENIOR RETIREMENT COMMUNITY	50	26 units low income rental Development Agreement
			08/06/24	APPROVED 04/07/2026		CD-MOD-2024-0014	EXEMPT	MINOR MODIIFCATIONS TO SITE AND UNIT ALLOCATION		
BIRDSALL GROUP, LLC SCOTT BIRDSALL 2300 ALESSANDRO DRIVE VENTURA, CA 93001 805-643-3200 scott@birdsall.io	CANYON CREST	ARELI PEREZ aperez@moorparkca.gov (805) 517-6210	08/13/2004	APPROVED 03/17/2006 RPD/VTTM EXPIRED	MARINE VIEW DRIVE, EAST OF WALNUT CANYON ROAD AT CHAMPIONSHIP DRIVE	RPD 2004-05 GPA 2004-03 ZC 2004-02 VTTM 5347 DA 2006-01	MITIGATED NEGATIVE DECLARATION	21 SINGLE-FAMILY RESIDENCES	42.44	$30,000 affordable housing fee and 2 affordable for sale units: - 1 Low, - 1 Very Low Development Agreement
ERIC HO (C/O JENSEN DESIGN & SURVEY, INC. – TANNER SHELTON) 1672 DONLON STREET VENTURA, CA 93003 805-654-6977 tshelton@jdscivil.com			03/19/2024	IN REVIEW		CD-TTRM-2024-0005	TBD	SUBDIVIDE 42.44 ACRES INTO 21 RESIDENTIAL LOTS AND OPEN SPACE AREAS.		
CITY VENTURES MICHELLE THRAKULCHAVEE 3121 MICHELSON DRIVE #150 IRVINE, CA 92612 949-258-7536 michellet@cityventures.com	VISTAS AT MOORPARK	PHILIP NEUMANN pneumann@moorparkca.gov (805) 517-6230	05/06/1998	APPROVED 03/18/2015	EAST OF WALNUT CANYON ROAD, NORTH OF WICKS ROAD	RPD 2014-01 GPA 1998-01 ZC 1998-01 VTTM 5130 DA 1998-03	MITIGATED NEGATIVE DECLARATION	110 SINGLE-FAMILY RESIDENCES	72	12 Affordable for sale units: - 7 Low - 5 Very Low Development Agreement
CITY VENTURES HOMEBUILDING LLC MICHAEL YOU 3121 MICHAELSON DRIVE SUITE 150 IRVINE, CA 92612 949-258-7541 myou@cityventures.com			10/28/2024	IN REVIEW		CD-RPD-2024-0012 CD-TTRM-2024-0007 CD-DAA-2024-0005		205 SINGLE-FAMILY RESIDENCES AND 141 TOWNHOMES		
PACIFIC COMMUNITIES NELSON CHUNG 1000 DOVE STREET #100 NEWPORT BEACH, CA 92660 949-660-8988 nelson@pcbinc.com	PACIFIC COMMUNITIES PACIFIC ARROYO • VERBENA (Detached Townhouses) • FUCHSIA (Single-Family Detached)	PHILIP NEUMANN pneumann@moorparkca.gov (805) 517-6230	04/15/2016	APPROVED 09/20/2017	SOUTH OF LOS ANGELES AVENUE AND EAST OF MAUREEN LANE	RPD 2016-01 GPA 2016-01 ZC 2016-01 VTTM 5882 DA 2016-01	MITIGATED NEGATIVE DECLARATION	284 SINGLE-FAMILY RESIDENCES	37.09	Affordable Housing Fee $4,186,000.00 and City Site Dedication 1.6 Acres Development Agreement
			04/25/2023	APPROVED 05/01/2024		1st DA Amendment	PREVIOUSLY ADOPTED MND	REVISE AFFORDABLE HOUSING REQUIREMENT ON SITE, EXTEND EXPIRATIONS, ETC.		
			06/17/2026	IN REVIEW		CD-MOD-2026-0005 CD-DAA-2026-0007		REVISE MULTIPLE CONDITIONS OF APPROVAL FOR THE RPD AND VTTM, AND REVISE MULTIPLE SECTIONS OF THE DEVELOPMENT AGREEMENT, INCLUDING SECTIONS REGARDING THE CFD, PURCHASE PRICE, CITY SITE IMPROVEMENTS, ETC.		

City of Moorpark, Community Development Department
323 Science Drive, Moorpark, CA 93021, 805-517-6200
LAND USE AND DEVELOPMENT PROJECTS
QUARTERLY STATUS REPORT FOR JULY 2026
This Report is Available on the City's Webpage - www.moorparkca.gov

APPLICANT / DEVELOPER	*COMMON PROJECT NAME*	*CASE PLANNER*	*SUBMITTAL DATE*	*APPLICATION STATUS*	*SITE ADDRESS OR LOCATION*	*PERMIT(S)*	*CEQA ENVIRONMENTAL REVIEW STATUS*	*PROJECT DESCRIPTION*	*ACRES (APPX.)*	*RESIDENTIAL AFFORDABILITY*
SKYLINE 66, LLC MIKE EVANISKO 4751 WILSHIRE BLVD. #110 LOS ANGELES, CA 90010 mike@hankeycapital.com	GREEN ISLAND VILLAS	PHILIP NEUMANN pneumann@moorparkca.gov (805) 517-6230	10/10/2014	APPROVED 02/19/2020 RPD – EXPIRED ON 09/01/25 VTTM – EXPIRES 09/01/26	635 LOS ANGELES AVENUE	RPD 2014-02 GPA 2014-01 ZC 2014-01 TT 5869 DA 2014-03	NEGATIVE DECLARATION	69 TOWNHOUSE CONDOMINIUMS	4	10 affordable units low income for sale Development Agreement
			11/13/2020	APPROVED 09/01/2021		MOD 1 TO RPD FIRST AMENDMENT TO DA	PREVIOUSLY ADOPTED ND	63 TOWNHOUSE CONDOMINIUMS		
RESIDENTIAL PROJECTS – UNDER CONSTRUCTION										
KB HOME GREATER LOS ANGELES, INC. JAKE PERSONS 10990 WILSHIRE BLVD, SUITE 700 LOS ANGELES, CA 90024 (805) 513-3435 jpersons@kbhome.com	BELTRAMO RANCH	PHILIP NEUMANN pneumann@moorparkca.gov (805) 517-6230	06/04/2021	APPROVED 09/07/22	SOUTH OF LOS ANGELES AVENUE, EAST OF TIERRA REJADA ROAD, AND WEST OF MAUREEN LANE	GPA 2021-01 DA 2021-01 ZCH 2021-01 VTTM 2021-01 RPD 2021-01	MITIGATED NEGATIVE DECLARATION	NEW RESIDENTIAL COMMUNITY CONSISTING OF 47 SINGLE-FAMILY DETACHED HOMES AND PROGRAMMED OPEN SPACE AREAS	7.42	Affordable Housing Fee $1,034,000.00 Development Agreement
NON-RESIDENTIAL PROJECTS – IN REVIEW										
PROLOGIS DANNY ARELLANO 1800 WAZEE STREET, SUITE 500 DENVER, CO 80202 (562) 376-9233 DARELLANO@PROLOGIS.COM	PROLOGIS INDUSTRIAL BUILDINGS & BATTERY STORAGE	ARELI PEREZ aperez@moorpakca.gov (805) 517-6210	09/26/2024	INCOMPLETE	NORTH OF LOS ANGELES AVENUE, WEST OF GABBERT ROAD (APNS 511-0-200-155, -130, -145, -275)	*CD-IPD-2024-0001, CD-TPM-2024-0006, CD-CUP-2024-0024, CD-DAA-2024-0004*	TBD	THREE INDUSTRIAL BUILDINGS, INCLUDING A DEVELOPMENT AGREEMENT AMENDMENT AND A TENTATIVE PARCEL MAP	44.33	N/A
NON-RESIDENTIAL PROJECTS – APPROVED, NOT YET UNDER CONSTRUCTION										
KEENAN WOLENS AMIR DEVELOPMENT COMPANY 8730 WILSHIRE BLVD, SUITE 300 BEVERLY HILLS, CA 90211 (310) 657-8987 KEENAN@AMIRDEVEV.COM	PENTAIR EXPANSION	GENE BURSE GBurse@moorparkca.gov (805) 517-6234	01/25/2022	APPROVED 11/02/2022	10941 LOS ANGELES AVENUE	IPD 2022-01 CUP 2022-01	MITIGATED NEGATIVE DECLARATION	90,566 SQUARE-FOOT INDUSTRIAL BUILDING	5.65	N/A
YOSSI BAR-ZION 21 CINDY AVENUE NEWBURY PARK, CA 91320 805-300-0199 YOSSI@BARZION.NET	347 MOORPARK AVENUE MIXED-USE BUILDING	PHILIP NEUMANN pneumann@moorparkca.gov (805) 517-6230	10/20/2023	APPROVED 05/06/26	347 MOORPARK AVENUE	CD-MPD-2023-0000	EXEMPT	8,578 SQUARE-FOOT MIXED-USE BUILDING WITH TWO COMMERCIAL SPACES AND SIX RESIDENTIAL UNITS.	.41	N/A
TRILIAD DEVELOPMENT VALERIE DRAEGER 270 CONEJO RIDGE AVENUE #200 THOUSAND OAKS, CA 91361 (805) 379-9800 MAIL@TRILIAD.COM	MOORPARK WEST STUDIOS	DOUG SPONDELLO dspondello@moorparkca.gov (805) 517-6281	03/23/2009	APPROVED 10/05/2011	LOS ANGELES AVENUE, WEST OF SCE SUBSTATION	IPD 2009-01 CUP 2009-01 GPA 2009-01 ZC 2009-01 DA 2009-02 (amended)	MITIGATED NEGATIVE DECLARATION	MOTION PICTURE STUDIO COMPLEX	37	N/A
			08/06/2019	APPROVED 11/20/2019		FIRST AMENDMENT TO THE DA		EXTEND THE TERM OF THE AGREEMENT 5 YEARS (UNTIL 11/18/2026)		

City of Moorpark, Community Development Department
323 Science Drive, Moorpark, CA 93021, 805-517-6200
LAND USE AND DEVELOPMENT PROJECTS
QUARTERLY STATUS REPORT FOR JULY 2026
This Report is Available on the City's Webpage - www.moorparkca.gov

APPLICANT / DEVELOPER	*COMMON PROJECT NAME*	*CASE PLANNER*	*SUBMITTAL DATE*	*APPLICATION STATUS*	*SITE ADDRESS OR LOCATION*	*PERMIT(S)*	*CEQA ENVIRONMENTAL REVIEW STATUS*	*PROJECT DESCRIPTION*	*ACRES (APPX.)*	*RESIDENTIAL AFFORDABILITY*
NON-RESIDENTIAL PROJECTS – UNDER CONSTRUCTION										
PAUL MINOO 4M INVESTMENT CORPORTATION 6222 WILSHIRE BLVD, SUITE 270 LOS ANGELES, CA 90048 (213) 624.4040 X100 PAUL@4MINVESTMENT.COM	5751 CONDOR DRIVE	PHILIP NEUMANN pneumann@moorparkca.gov (805) 517-6230	11/19/2019	APPROVED 07/15/2020	5751 CONDOR DRIVE	IPD 2019-01 CUP 2020-02	EXEMPT	48,211 SQ. FT. INDUSTRIAL BUILDING	3.5	N/A
			10/30/2020	APPROVED 06/16/2021		MOD 1 TO IPD 2019-01 AND CUP 2020-02		UNDERGROUNDING OF UTILITY POLES AND SKYLIGHTS		
CITY OF MOORPARK JESSICA SANDIFER DEPUTY DIRECTOR PARKS AND RECREATION DIRECTOR (805) 517-6225 JSANDIFER@MOORPARKCA.GOV	NEW CITY LIBRARY (CIVIC CENTER MASTER PLAN EIR)	PHILIP NEUMANN pneumann@moorparkca.gov (805) 517-6230	2/8/2023	APPROVED 02/27/2024	83 HIGH STREET AND 699 MOORPARK AVENUE	CD-CUP-2023-0013	ENVIRONMENTAL IMPACT REPORT	NEW 17,272 SQ. FT. LIBRARY AND DEMOLITION OF EXISTING 7,900 SQ. FT. LIBRARY AND ASSOCIATED SITE IMPROVEMENTS	2.24	N/A
			3/5/2024	APPROVED	83 HIGH STREET	CD-LM-2024-0002	PREVIOUS EIR	LOT MERGER OF 3 CONTIGUOUS PARCELS	2.24	N/A